





BB18 5JU

## Gisburn Road, Barnoldswick

### Offers In The Region Of £110,000

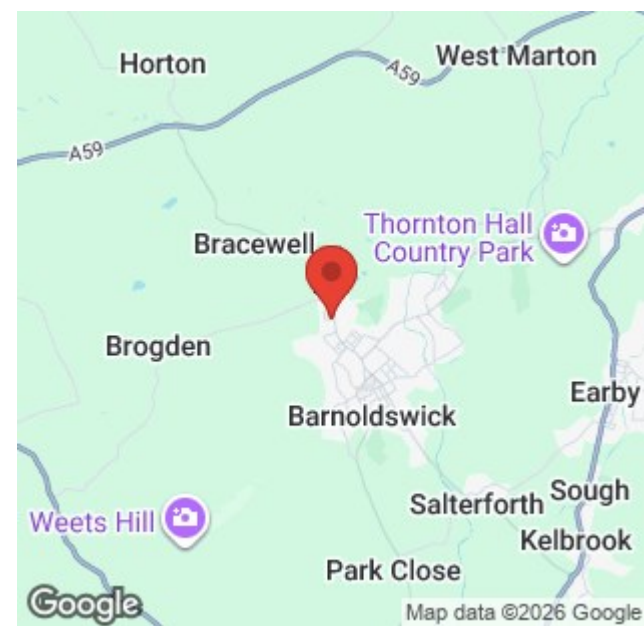
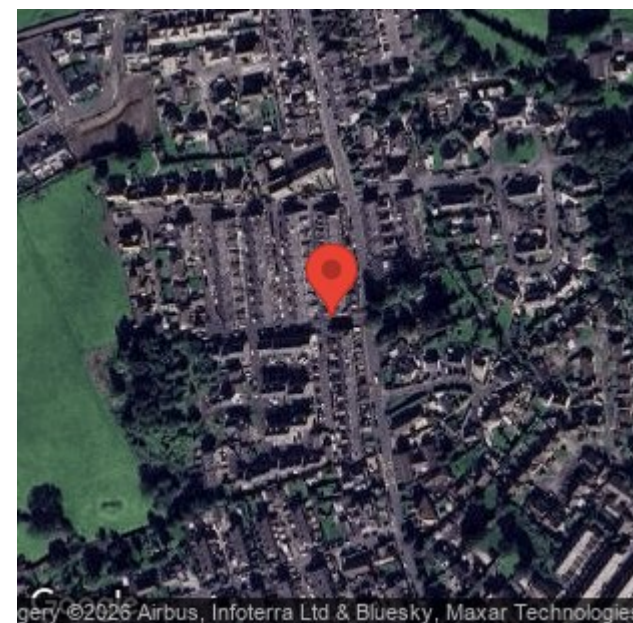
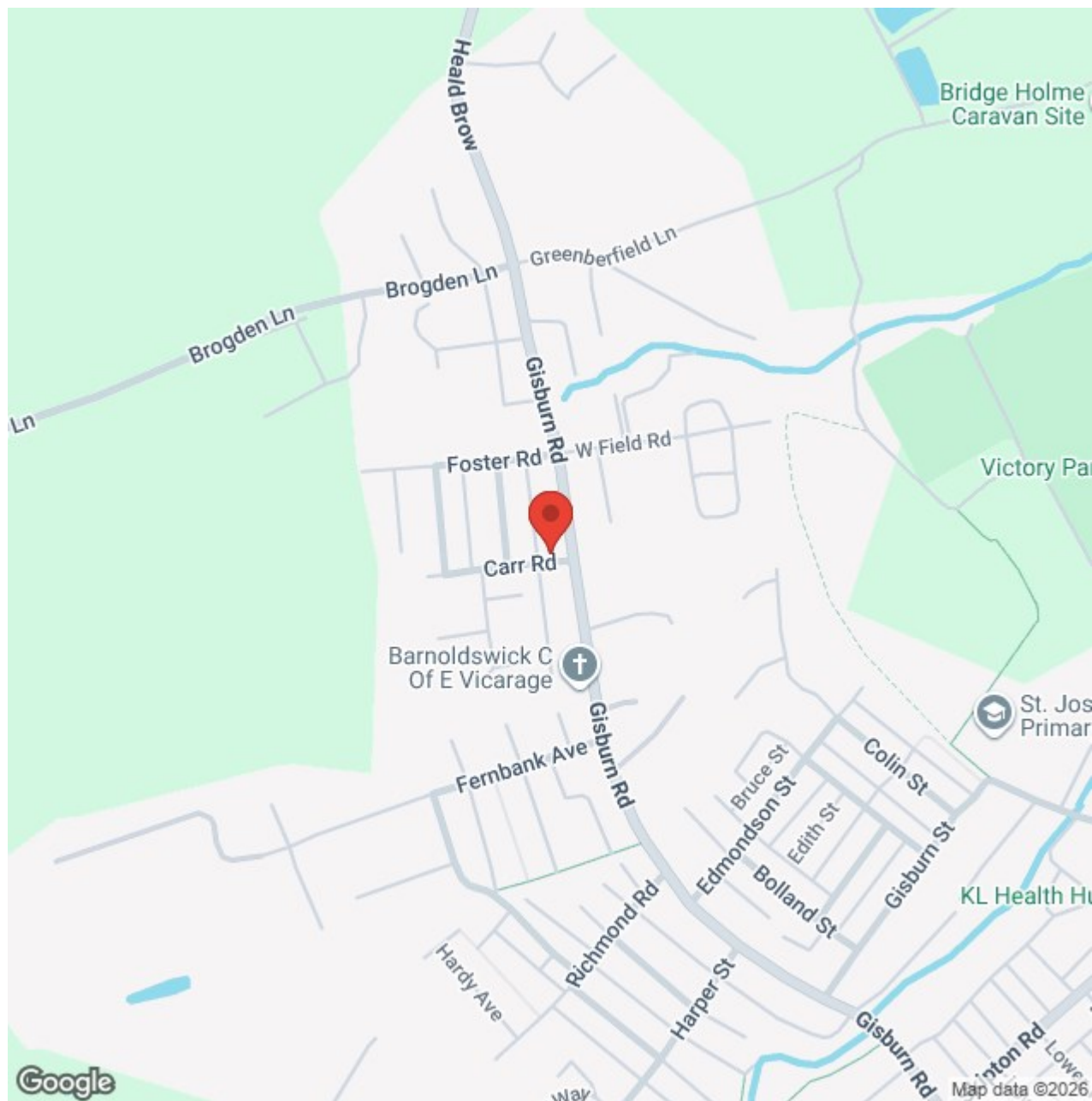
- Ground floor apartment
- One double bedroom
- Flagged and gated forecourt
- Single garage with white up-and-over door
- Modern kitchen and bathroom
- Convenient Barnoldswick location

This well-presented ground floor apartment offers comfortable and practical living accommodation, ideal for first-time buyers, downsizers or investors alike. Internally, the property comprises a bright living room, a modern fitted kitchen, a generous double bedroom and a contemporary bathroom, all finished in neutral tones and ready for immediate occupation. To the front, the apartment also benefits from a good-sized flagged and gated forecourt, providing a private and useful external space. Externally, the property further benefits from a single garage, identified by the white up-and-over door, offering secure parking or additional storage. Conveniently located on Gisburn Road in Barnoldswick, the property is within easy reach of local amenities, transport links and surrounding countryside, making it a well-rounded home in a popular and accessible location.













## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 11'8" x 14'8" (3.57m x 4.49m)

A bright and welcoming living room offering a generous footprint and excellent natural light from the front-facing window. The room features wood-effect flooring, neutral décor and ample space for a variety of seating arrangements, making it ideal for both relaxing and entertaining. There is also flexibility to incorporate a small home working area, with the room comfortably accommodating modern living requirements.

#### HALLWAY

A neat and practical hallway providing access to the main living accommodation and offering useful space for additional storage. Finished with wood-effect flooring and neutral décor, the hallway creates a clean and functional entrance to the apartment while helping to keep the living areas clutter-free.

#### KITCHEN 9'10" x 9'5" (3.02m x 2.88m)

A well-appointed kitchen fitted with a range of modern wall and base units complemented by contrasting work surfaces and tiled splashbacks. The kitchen benefits from

integrated cooking facilities, space for additional appliances and practical worktop space, making it ideal for everyday use. A side-facing window provides natural light, while the neutral finish creates a clean and contemporary feel.

#### BEDROOM 10'0" x 11'7" (3.06m x 3.55m)

A well-proportioned double bedroom benefiting from a side-facing window which allows natural light to enter while maintaining a good degree of privacy. The room offers ample space for bedroom furniture and storage, complemented by neutral décor and a calm, comfortable feel, making it an ideal main bedroom.

#### BATHROOM 6'11" x 6'2" (2.13m x 1.90m)

A modern bathroom fitted with a three-piece suite comprising a panelled bath with glass shower screen, low-level WC and wash hand basin set within a vanity unit. The room is finished with contemporary tiling, patterned flooring and a chrome heated towel rail, creating a clean and stylish space for everyday use.

#### GARAGE 10'8" x 15'5" (3.27m x 4.72m)

The property benefits from a single garage, identified by the white up-and-over door, providing secure parking or useful additional storage. Positioned separately from the apartment, the garage offers a practical and valuable addition to the accommodation.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/gisburn-road-bswick>

### LOCATION

Situated on Gisburn Road in the popular town of Barnoldswick, this property enjoys a convenient position close to a range of local amenities, including shops, cafés and everyday services. Barnoldswick offers excellent access to surrounding towns and villages, along with scenic countryside walks and leisure opportunities nearby. Road links provide easy connections towards Skipton, Colne and the wider North West, making this an ideal location for both commuters and those seeking a balance of town and country living.

### PUBLISHING

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### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



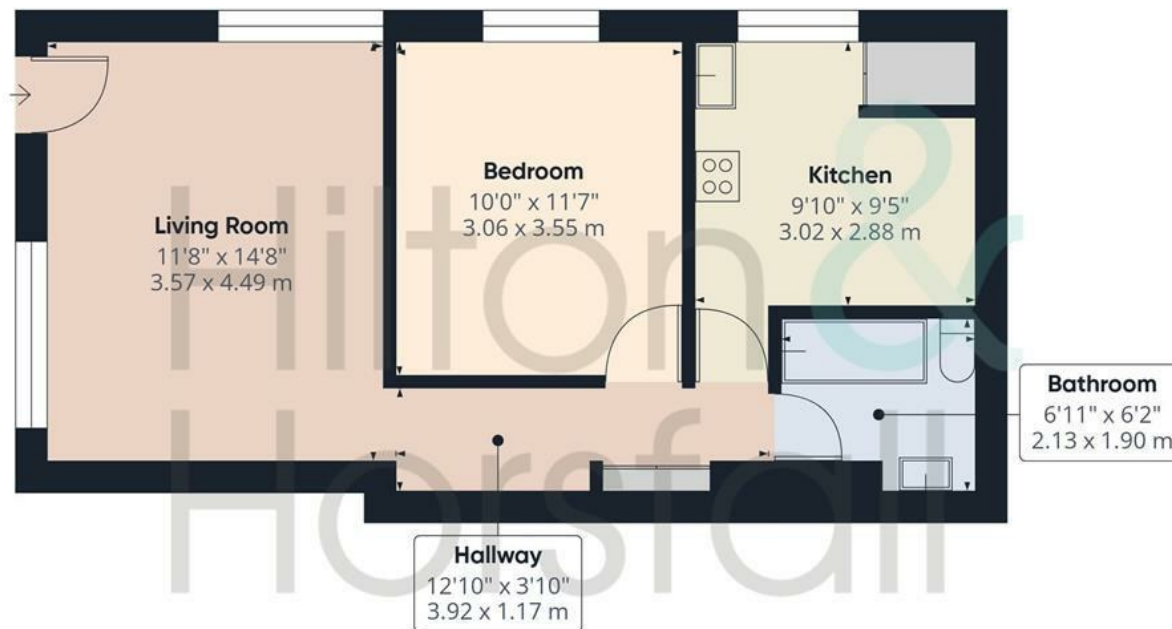


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## OUTSIDE

To the front of the property is a good-sized flagged and gated forecourt, providing a private and practical outdoor space. The apartment also benefits from a single garage, identified by the white up-and-over door, offering secure parking or useful additional storage. The property is set within a well-maintained stone-built block, positioned along Gisburn Road with convenient access to local amenities and surrounding areas.





Ground Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

656 ft<sup>2</sup>

61 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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